



GRASSROOTS
REALTY GROUP

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23 Anaheim Circle NE
Calgary, Alberta

MLS # A2346469



\$799,900

Division:	Monterey Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,818 sq.ft.	Age:	1998 (28 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

Excellent Location! Well Maintained! Fully renovated with modern and elegant look! LEGAL BASEMENT! STUCCO Exterior! Walking distance to playground and park. Almost 2700 SQFT of living space on three levels. This 2 story fully renovated home features attached double garage, High ceiling entrance foyer, bright and open floor plan and LEGAL Basement with Separate Entrance! Main level features, living room, formal dining area, laundry room, half bath, family room with fireplace and large windows for ample sunlight, modern lighting, upgraded kitchen with quartz counter tops and access to spacious deck. Upstairs features spacious master bedroom with 4pc Ensuite and walk in closet and two other bedrooms and 4pc bath. Basement features fully finished Legal Basement! Excellent location! Great community! Great Value! A must view PROPERTY!